

**The Chair called the meeting to order at 7:00 pm.**

## **I. Roll Call**

**Present: Ed Magill, Eugene Simone, Chair Joe Cardello, Bruce Santa Anna, Dr. Lucien Benoit. Absent: Steven Parent, John O' Donnell. Also present were Town Planner Michael Phillips and Assistant Town Solicitor Bob Rossi.**

## **II. Ocean State Development, LLC**

**Major Land Development Project--Master Plan Administrative Subdivision**

**Owner Applicant: Richard Desrosiers**

**Location: 594 Great Rd.**

**Assessor's Plat 5, Lots 61 & 97**

**Zoning M & BN**

**Attorney Mark Krieger was present for the applicant. The Chair informed Mr. Krieger that he is concerned that the project appears to currently be well under construction without an approved plan. Mr. Krieger stated that he shares the concern and has discussed this with his client.**

**Engineer Paul Gadoury reviewed the drainage plan. He stated that the system is largely laid out as in previous submissions. He stated that the site is not amenable for detention, but the planned system is a substantial improvement over the existing drainage system. He**

stated that the system as designed is entirely self-contained and can handle a 25-year storm. All existing piping on the site is being abandoned. The Board discussed some contamination to the manhole. Mr. Phillips stated that the sewer superintendent is working with Woonsocket to find the source of the contamination. The DEM will let it go for now because sewers will be coming in 2009.

Dr. Benoit stated that the previously-discussed plantings used for screening need to be shown on plan, and an opaque fence should be used not a chain link fence, as is currently indicated. The Chair stated that the following issues need to be addressed by the applicant: sediment storage, sewer easement revision, drainage system maintenance schedule, and screening fence/plantings.

The Chair opened the meeting to the public. Serge Boudreau, owner of the property at 7 Branch Ave., stated that he is concerned with water runoff to properties on Branch Avenue, as well as flooding in area. Erin Gallogly, project manager from Marc Nyberg Associates, stated that they are aware of the issue and have talked to Frank Andrade at the DOT. She stated that the catch basins on Great Road are not set at the proper rim elevation. She said she was told that the applicant should do the work on his own, but the applicant feels he shouldn't have to fix the problem, since the water comes from state property. Mr. Phillips will talk to DOT about the issue, and he will also discuss it with the town's Public Works Department. He stated that if the state will not do the work, maybe the town will have to correct it.

Two residents that live at the end of Branch Avenue addressed the Board to state that there is still water present on the road and that the road is flooded with contamination from cesspools that have overflowed. Resident Norman Blais stated that the road is covered and has not been cleaned up. Mr. Phillips stated that during one of the recent rainstorms, sediment from the Ocean State site flowed onto Branch Avenue via trench dug on San Man Realty's site. The

developer has since installed haybales to prevent further sediment impacts. The stormwater flowing in the trench has impacted a cesspool overflow that was apparently tied into a catch basin on Branch Avenue. DEM has been notified but will likely hold off on any enforcement action because sewers are due to be installed in the area by 2009. The Sewer Department will monitor the line to see where it's coming from. It is discharging from the location where the proposed drainage easement will be located. Elaine Morrisseau, a resident of Great Road stated that the storm drain across street is not maintained by state and is probably full of sediment. She also wanted to point out to the Board that water comes from a brook located across the street from the property. The Chair asked the applicant to do a onetime good faith effort cleaning of the basin, but talk to DOT about future maintenance.

Dr. Benoit made a motion to continue public hearing to April 3, 2008,

seconded by Mr. Simone, with all in favor. Mr. Krieger listed issues to be addressed: sediment calculations, fence, plantings, and revision of the sewer easement. Mr. Phillips also requested that the plans show a section through the wall to show the height.

### **III. CDGB-Application Certification**

Mr. Phillips stated that this is a yearly application. This year it is scaled back to 3 proposals: housing rehab program for low/mod income residents, affordable housing land trust--monitoring of affordable housing projects including the two mill projects, and the Homestead Group support services--8 group homes throughout town.

The Planning Board needs to certify that it is consistent with the comprehensive plan. Dr. Benoit made a motion to certify the CDGB application, seconded by Mr. Magill, with all in favor.

### **IV. Elizabeth Avenue Update**

Mr. Phillips informed the Board that no schedule is set for construction. The Chair asked Mr. Phillips to follow up with a weekly email or letter. Mr. Phillips stated that the contractors from DiGregorio have done grades, but engineers need to develop plans for redoing the paving and a catch basin on Saranac Road needs to be redone. The Chair suggested that they give the engineer the subdivision regulations with a cross-section of road. The Board also suggested using infrared sealing of manhole.

**The Chair made a motion to place a discussion of High Rocks Condominiums on the agenda. Mr. Magill seconded, with all members voting aye. The update on the water situation at the project is that if the Town of Blackstone votes to shut off water to the site, it could be shut off by July 1. In its decision, the Board stated town would not be responsible for water to the site. The town is currently working with Blackstone to try to keep the water supply to the site.**

## **V. Adjournment**

**Mr. Magill made a motion to adjourn at 8:22 pm, seconded by Mr. Santa Anna, with all in favor.**

**Respectfully Submitted,  
Angela Pugliese  
Planning Board Secretary**